

MOUNTAINBROOK VILLAGE AT GOLD CANYON RANCH ASSOCIATION
Board of Directors
April 17, 2007 – 9:45 A.M. in the Mesquite / Palo Verde Rooms
Minutes

Members in Attendance: Larry England, Alan Clark, Max Warren, Andy Kurtz,
Roger Schiager, Tom Hallam

Member Absent: Christine Knight

CCMC Representatives: Dennis Gibson, AMS[®] CMCA[®] CAAM[®], Master Community Manager
Hollie Crompton, Covenants Coordinator

President England welcomed the attending homeowners and invited their questions and comments.

At 9:45 A.M., President England called the meeting to order, asked Secretary Warren to call the roll, and declared a quorum present. He also announced that a brief Executive Session would be held immediately following the Board of Directors meeting.

President England announced a diversion from the agenda to allow guests to make a presentation regarding a topic scheduled for later discussion.

Representatives of Horizon Water Management discussed the installation,
operation and advantages of their two-wire irrigation control product.

APPROVAL OF MINUTES

Director Schiager moved for approval of the minutes of the March 27, 2007 meeting. The motion was seconded by Treasurer Kurtz and unanimously carried.

COMMITTEE REPORTS

Treasurer Kurtz moved that all committee reports be received and placed on file. Secretary Warren seconded the motion, and it was unanimously carried.

PRESIDENT'S REPORT

President England related various items of interest

TREASURER'S REPORT

Treasurer Kurtz reviewed summary points of his report, and upon motion by Vice-President Clark, seconded by Director Schiager, the report was received and placed on file.

Treasurer Kurtz requested a motion be made to accept the recommendation of the Budget & Finance Committee to transfer the current balance in the WCMA Class 2 money market fund to the Merrill Lynch Institutional money market fund. Secretary Warren so moved, Director Schiager seconded the motion, and it was unanimously carried.

Vice-President Clark moved that the firm of M.C. Patten be engaged to conduct the audit of the 2007 financial year in time for the 2008 Annual Meeting. Motion was seconded by Secretary Warren and unanimously carried.

Vice-President Clark also moved that the reserve study be scheduled in January, 2008. Secretary Warren seconded the motion, and it was unanimously carried.

MANAGER'S REPORT

Community Manager Gibson offered summary highlights from his report and invited questions from those present. Vice-President Clark moved the Manager's Report be received and placed on file. Treasurer Kurtz seconded the motion, and it was unanimously carried.

CONTINUING BUSINESS

Tennis Court Bids

Treasurer Kurtz moved to accept the General Acrylics contract to repair two tennis courts upon satisfactory verification of their work for other customers. Vice-President Clark seconded the motion, and it was carried by a vote of four in favor and one opposed.

Pool Furniture Repair Bid

Treasurer Kurtz moved to rescind the Board's March meeting action to purchase new pool furniture from Sundrella Casual Furniture. Secretary Warren seconded the motion, and it was unanimously carried. Secretary Warren then moved to accept the bid from Sunny Products, LLC to repair nineteen (19) lounges and five (5) chairs at a cost of \$1,954.16. Vice President Clark seconded the motion, and it was unanimously carried.

Amenity Restriction Policy

Vice-President Clark moved to adjust the wording of the draft previously written for amenities rule enforcement to include the use of the word "profanity" and call a special meeting of the Board of Directors to review and adopt it. Secretary Warren seconded the motion. Director Schiager suggested the motion include "review by legal counsel prior to adoption". Vice-President Clark restated his motion accordingly. Secretary Warren maintained his second, and it was carried unanimously.

NEW BUSINESS

Board 2007 Goals

Treasurer Kurtz moved for the adoption of the Board of Directors' goals for 2007 as presented. Vice-President Clark seconded, and the motion was unanimously carried.

Ironwood Computer Center

Treasurer Kurtz moved for placement of a sign in the Computer Center indicating that all users be required to sign in and out when using the room. Vice-President Clark seconded the motion, and it was unanimously carried.

Treasurer Kurtz also moved to approve the Web Team's request to purchase four additional copies of "Front Page" software. Director Clark seconded the motion, and it was unanimously carried.

ADJOURNMENT

Vice President Clark moved for adjournment. Secretary Warren seconded the motion, and the meeting was unanimously adjourned at 12:25 P.M.

Hollie Crompton, Recorder

Max Warren, Secretary